



July 31, 2023

ALL STATE BK REAL ESTATE HOLDING INC  
4415 HWY 6  
SUGAR LAND TX 77478 USA

RE: FIRE INSPECTION CODE COMPLIANCE NOTICE  
455 ROBERT ST S

Ref # 95773

Dear Property Representative:

A code compliance inspection of your building was conducted on July 20, 2023 to identify deficiencies that need to be corrected in order for the building to be compliant. The Saint Paul Legislative code requires that no building shall be occupied without a Certificate of Occupancy and a Fire Certificate of Occupancy. Neither of these certificates will be issued unless all work required to be done under permit is inspected and approved by the appropriate inspector. Your Certificate of Occupancy and Fire Certificate of Occupancy will be granted upon demonstration of compliance with the following deficiency list and payment of required fees.

YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.

#### DEFICIENCY LIST

1. BUILDING - OBTAIN REQUIRED PERMITS AND/OR CHANGE IN USE - If building is to be used for the same purpose, then a remodeling permit will be necessary. If the building is to be used for a different purpose, then a Change in Use Plan Review will be necessary.-Any associated Trade Permits will be required as well.
2. BUILDING - REPAIR SIDING SOFFIT & FASCIA - SPLC 34.33 (1) b & MNSBC 1403.1 - Repair & replace siding, soffit, and fascia as necessary.

3. BUILDING EXTERIOR - PROPERLY STRIPE PARKING LOT - MN ACCESSIBILITY CODE - Properly stripe parking lot, to include proper accessible parking spots.
4. BUILDING EXTERIOR - PROVIDE PROPER PARKING SIGNS - MN ACCESSIBILITY CODE - Parking signs shall be placed at the correct height from grade.
5. BUILDING EXTERIOR - REPAIR/REPLACE WINDOWS - SPLC 34.09 (3) -Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary at all levels.
6. BUILDING EXTERIOR - WEATHER SEAL EXTERIOR DOORS - SPLC 34.09(3)F -Weather seal exterior doors, threshold, and weather stripping at all levels.
7. BUILDING INTERIOR - PROVIDE APPROVED DOOR CONFIGURATIONS & HARDWARE - MNSBC 1010 -Provide approved door configurations and hardware.
8. BUILDING INTERIOR - PROVIDE EGRESS ILLUMINATION - MNSBC 1008 -Provide means of egress illumination with appropriate emergency power.
9. BUILDING INTERIOR - PROVIDE EXIT SIGNS & EMERGENCY LIGHTING - MNSBC 1013 - Provide exit signs and emergency lighting with backup power.
10. BUILDING INTERIOR - REPLACE KITCHEN CEILING TILES - Replace damaged ceiling tiles in the kitchen area with washable fire rated acoustical tiles.
11. BUILDING INTERIOR - RESTROOMS PER CURRENT CODES - MN ACCESSIBILITY CODE & MNSBC 2902 & 1209 -Restrooms per current codes.
12. BUILDING INTERIOR - SEAL EXTERIOR ON ALL LEVELS - SPLC 34.32 (2) -Provide weather sealed, air sealed and vermin sealed exterior on all levels.

13. Dining Area - MSFC 1004.9 (2018) Posting of Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.-Occupancy load sign is posted for the previous layout. If seating and queuing area arrangement changes the occupant load will need to be recalculated and updated.
14. ELECTRICAL - CHECK FOR PROPER POLARITY & GROUND - MSFC 605.1 -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly to Article 406.4(D) of the current NEC.
15. ELECTRICAL - PROPERLY SUPPORT CABLES/CONDUITS - MSFC 605.1 -Verify cables and/or conduits are properly strapped and supported above suspended ceilings to the appropriate wiring method in Chapter 3 of the current NEC. A ladder was not available onsite to inspect above the ceiling.
16. ELECTRICAL - REPAIR GUYWIRE - MSFC 605.1 -Repair guywire that supports electrical service mast conduits.
17. ELECTRICAL - REPAIR/REPLACE BROKEN FIXTURES - MSFC 605.1 -Repair or replace all broken, painted over, corroded, missing or loose receptacles, smoke detectors, luminaires (light fixtures), switches, covers and plates to Article 406.4(D) & Article 410 of the current NEC.
18. ELECTRICAL - SUPPORT EXTERIOR LIGHT FIXTURES - MSFC 605.1 -Properly support/wire exterior luminaire (light fixture) at the entry door to Articles 110.3 (B), 314.20 of the current NEC.
19. ELECTRICAL - ALL WORK UNDER PERMIT - All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
20. ELECTRICAL - TEST ALL FIXTURES WHEN POWER RESTORED - No power at the time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.

21. Exit Signs - MSFC 1104.3.5, 1013.3 - Provide and maintain approved external or internal lighting of the exit sign.
22. Exit Signs - MSFC 1013.6.3 - Provide and maintain at least 90 minutes of illumination to the exit signs in case of primary power loss.
23. Exterior - Fire Key Box - MSFC 506.1 - Fire Keybox - Provide updated keys in the fire keybox as necessary. Contact Fire Dispatch at (651)266-7702 to have the box opened when you have the correct keys on site.
24. Exterior - Parking Lot - SPLC 34.08 (7) - All parking spaces shall be paved with asphalt, concrete, or durable dustless surfacing. Before any existing spaces may be paved, site plan approval must be obtained as specified in the St. Paul Zoning Code. Contact DSI Zoning at 651-266-8989.-Repair damaged areas of parking lot and drive through lane surface and mark out in accordance with a DSI Zoning approved site plan.
25. Exterior - SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.
26. Fire Extinguishers - Kitchen - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide one K - Class fire extinguisher within the cooking area of commercial kitchens. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
27. Fire Extinguishers - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.
28. Fire Extinguishers - MSFC 906.1, MN Stat. 299F.361 - Provide approved fire extinguishers in accordance with the following types, sizes and locations.-Provide minimum 2A10BC fire extinguishers spaced not more than 75 feet travel distance from any point in the building to an extinguisher. They must be permanently mounted between 3 and 5 feet high in readily visible and easily accessible locations.
29. Fire Panel - MSFC 903.4, 907.6.6 - Provide approved monitoring of the fire alarm system.

30. Fire Panel - MSFC 907.8, NFPA 72 14.3.1 - Provide required annual maintenance of the fire alarm system by a qualified person and provide written documentation to this office as proof of compliance.
31. Fire Sprinkler - MSFC 901.6 - The fire sprinkler system must be maintained in an operative condition at all times, replace or repair where defective. All work must be done by a licensed contractor under a permit.-Fire sprinkler system is off and out of service. System will require repair or replacement under permit. The piping heads and fittings are damaged and cracked due to freezing in multiple locations throughout the building.
32. Fire Sprinkler - MSFC 901.6 - Provide required annual inspection and testing of the fire sprinkler system by a licensed fire sprinkler contractor and provide written documentation to this office as proof of compliance. Tags must be maintained on the riser showing the latest date of inspection and testing.
33. Fire Sprinkler - MSFC 901.6 - Contact a fire sprinkler contractor to replace all painted or damaged fire sprinkler heads. All sprinkler work must be done by a licensed contractor under permit.-Multiple sprinkler heads are damaged or activated due to freeze-ups. Some heads are also painted.
34. Kitchen Hoods - MSFC 607.3.3 - Contact a qualified hood and duct cleaning service company to clean and service grease duct vent for commercial cooking equipment. Provide documentation as proof of compliance. Maintain venting system in a clean and sanitary condition.
35. Kitchen Hoods - MSFC 904.1.1 - Contact a qualified contractor to provide an approved hood and duct ventilation fire suppression system. All work must be done under a permit. Call DSI at (651) 266-8989.-Restore kitchen hood system to service and provide proper coverage for intended kitchen layout.
36. Kitchen Hoods - MSFC 904.12.5.2 - Provide required six-month service of the hood and duct fire suppression system. Provide documentation from qualified contractor.
37. Lighting - MSFC 1104.5.3, 1008.3.5 - Provide and maintain an approved emergency lighting system.
38. Lighting - MSFC 1008, SPLC 34.14 (2)d, SPLC 34.35 (5b) - Provide and maintain illumination in all portions of the exit system.
39. MECHANICAL - CLEAN & ORSAT TEST FURNACE - Clean and ORSAT Test the furnace/boiler burner. Check all controls for proper operation. Check Furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.-

40. MECHANICAL - CLEAN SUPPLY & RETURN DUCTS - All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
41. MECHANICAL - INSTALL APPROVED VALVES ON FURNACE - Install approved lever handle manual gas shutoff valves on the furnace/boiler and remove unapproved valves.
42. MECHANICAL - INSTALL AUTOMATIC GAS VALVE - Install approved automatic gas valve for the furnace/boiler.
43. MECHANICAL - INSTALL MANUAL GAS SHUTOFF - Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
44. MECHANICAL - PROVIDE HEAT - Provide heat in every habitable room and bathrooms.
45. MECHANICAL - PROVIDE RETURN AIR - Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
46. MECHANICAL - REMOVE DISCONNECTED GAS LINES - Plug, cap and/or remove all disconnected gas lines and unapproved valves.
47. MECHANICAL - REPAIR REGISTER AS NECESSARY - Repair and/or replace heating registers as necessary.
48. MECHANICAL - RUN A/C CONDENSATE DRAIN - Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.
49. MECHANICAL - SUPPORT GAS LINES - Provide support for the gas lines to code.

50. MECHANICAL - VERIFY A/C IS OPERABLE - Verify that the A/C system is operable, if not, repair, replace or remove and seal all openings.
51. PLUMBING - WORK UNDER PERMIT TO APPLICABLE CODES - All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.
52. PLUMBING -GAS PIPING - INSTALL APPROVED SHUT OFF FOR RANGE - MFGC 411 - Install an approved shut off, connector and gas piping for the range.
53. PLUMBING -GAS PIPING - REPLACE CORRODED PIPING - MMC 103 -Replace all corroded gas piping.
54. PLUMBING -GENERAL - CAULK ALL FIXTURES TO CODE - MPC 2400 Subp. 4 -Caulk all the fixtures to code
55. PLUMBING -GENERAL - OBTAIN PROPER PERMITS & INSPECTIONS - MPC 0320 Subp. 3 -Plumbing was installed without permits or inspections obtain proper permits and provide proper tests and inspections.
56. PLUMBING -GENERAL - PROVIDE PROPER FIXTURE SPACING - MPC 1210 & MPC 0200 R -Provide proper fixture spacing.
57. PLUMBING -LAWN HYDRANTS - MAKE REPAIRS - MPC 0200 K -Repair or replace the lawn hydrants that are broken or have parts missing.
58. PLUMBING -SINK - PROVIDE PROPER FAUCET AIR GAP - MPC 2000 B -Provide a faucet with the proper air gap.
59. PLUMBING -SINK - REPLACE MISSING PARTS - MPC 0200 O -Repair/replace the fixture that is missing, broken or has parts missing.

60. PLUMBING -SOIL/WASTE PIPING - REPALCE IMPROPER PIPE USAGE - MPC 2420 - Replace all improper connections, transitions, fitting, or pipe usage.
61. PLUMBING -TOILET - REPAIR BROKEN FIXTURE - MPC 0200 P -Repair/replace the fixture that is missing, broken or has parts missing.
62. PLUMBING -TOILET - RESET TOILET - MPC 0870 B -Reset the toilet on a firm base.-
63. PLUMBING -WATER HEATER - MUST BE FIRED & IN SERVICE - MPC 2180 -the water heater must be fired and in service.
64. PLUMBING -WATER METER - MUST BE INSTALLED & IN SERVICE - MPC 1700, SPRWS Sec. 88.10 -The water meter must be installed and in service.
65. PLUMBING -WATER PIPING - REPLACE CORRODED/BROKEN/LEAKING PIPING - MPC 1720 -Repair or replace all the corroded, broken, or leaking water piping.
66. PLUMBING -WTER HEATER - INSTALL TO CODE - MPC 1730 Subp. 1 -Install the water piping for the water heater to code.
67. PLUMBING WATER METER - SERVICE VALVES MUST BE FUNCTIONAL - MPC 1800 Subp. 3,4 -The service valves must be functional and installed to code.
68. Throughout - Exits - MSFC 1010.1.9 - Remove unapproved locks from the exit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. - Exit doors are boarded over and screwed shut, all exits must be restored to proper function using approved hardware.
69. Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.
70. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
71. Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.



72. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the City Clerk's Office, Room 310 - City Hall (651-266-8688), 15 Kellogg Boulevard West, and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at [james.perucca@ci.stpaul.mn.us](mailto:james.perucca@ci.stpaul.mn.us) or call me at 651-266-8996 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

James Perucca  
Fire Safety Inspector  
Ref. # 95773